



MARIPOSA PLANNING

COUNTY OF MARIPOSA

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Housing Policy Department
Received on:

MAR 28 2012

Kris Schenk, Director
kschenk@mariposacounty.org

March 23, 2012

California State Department of Housing and Community Development
PO Box 952053
Sacramento, CA 94252-2053

Re: 2012 General Plan Annual Report

Greetings,

Enclosed is the approved 2012 Mariposa County General Plan Annual Report. This is Annual Report is being submitted to the Department of Housing and Community Development in accordance with California State Government Code Section 65400(a)(2).

This 2012 Annual report was reviewed and considered by the Planning Commission and the Mariposa County Board of Supervisors at public workshops. The enclosed Annual Report was approved by the Mariposa County Board of Supervisors on March 20, 2012.

Also enclosed is the Annual Housing Element Progress Report for the 2011 calendar year, also reviewed by the Board of Supervisors on March 20, 2012 as part of the General Plan Annual Report.

Should you have any questions on the Report, please contact Alvaro Arias, Associate Planner, in this Department.

Sincerely,

Kris Schenk
Planning Director
Mariposa County



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2012 ANNUAL REPORT ON THE MARIPOSA COUNTY GENERAL PLAN

Introduction and Background

This report is prepared pursuant to Government Code Section 65400 and the adopted Mariposa County General Plan which require that a report be prepared each year regarding the General Plan. The Governor's Office of Planning and Research provides guidance in terms of preparing the report. The annual report is reviewed by the Planning Commission and approved by the Board of Supervisors at a public hearing. Following consideration by the Planning Commission and action by the Board of Supervisors, the General Plan Annual Report is submitted to the Office of Planning and Research and the Department of Housing and Community Development.

This 2012 Annual Report contains a review of the General Plan policies, programs and implementation measures that were addressed during the 2011 calendar year. It also describes planning activities that are in process or anticipated in 2012 through 2016 (the short-term planning horizon) and subsequent years to achieve full consistency between General Plan policies and County development regulations. Included with the annual report is a proposed schedule for the consideration of General Plan Amendments during the remainder of 2012 (Attachment 5, Exhibit A).

The Mariposa County General Plan was adopted by the Board of Supervisors on December 18, 2006. The underlying goals and policies of the General Plan were developed during a six-year-long public planning process featuring community workshops, preliminary drafts of policy documents, planning fairs, focused working sessions, public outreach efforts, revised drafts, and a final round of public hearings. An accompanying programmatic Environmental Impact Report (EIR) for the General Plan was prepared, revised and circulated twice. The adopted General Plan and EIR mitigation measures have been in effect since the beginning of 2007. Printed, electronic and on-line access to the adopted General Plan has been available to the public since January, 2007.

The General Plan replaced a previous General Plan that had been in effect for the

preceding 25 years. That document, along with four Town Specific Plans adopted during the 1980's, established a prescriptive, zoning-based framework for land use and development decisions in Mariposa County between 1981 and 2006. The General Plan is a broadly-based policy document consisting of sixteen elements, with goals, standards and implementation measures designed to shape the future growth and development of Mariposa County, while preserving and enhancing the rural character of the County's natural resources and small communities. The General Plan, like any strategic or policy guidance document, may be reviewed and updated on a regular basis. It is not intended to remain static over a 20-year planning period. Rather, it should evolve over time as a seamless, internally consistent structure of goals and objectives, with portions of the plan always being implemented, others being updated, and older portions being amended or replaced as appropriate. Changes to the mandated General Plan elements may be made as many as four times each year. A major assessment and accompanying revisions to the General Plan should occur every five years. A work program to begin the 5 year update to the General Plan is tentatively scheduled to occur later in 2012.

The General Plan consists of four volumes, as follows:

- Volume I --- The 16 Chapters of the General Plan, containing basic County information, issue statements and guiding principles, along with land use, natural resources and service delivery policies and provisions. There are also Appendices, with a Glossary of planning terms and a list of matters for future consideration. Volume I includes a Countywide generalized map, referred to as the Land Use Diagram.
- Volume II --- The location for the adopted Area Plans that provide specific guidelines and requirements that apply to Mariposa County's towns, small communities and special planning areas. Eventually this section will contain 16 completed geographic area plans and maps, each prepared by an advisory committee of local residents appointed for that purpose, reviewed by the Planning Commission, and subsequently adopted by the Board of Supervisors.
- Volume III --- Known as Technical Background Reports, this section contains detailed descriptions and underlying data about the County, its communities, local history, public services, and natural resources and characteristics. This database of background information was used to document and support the preparation of the General Plan.
- Volume IV --- The programmatic Environmental Impact Report (EIR) prepared simultaneously with the goals and policies of the General Plan. This volume serves as the environmental foundation for land use planning and development decisions and findings during the lifetime of the General Plan. A number of implementation measures were incorporated into the General Plan in order to comply with the analysis and CEQA findings of the General Plan EIR. These measures are cited in the Mitigation Monitoring Plan (MMP) of the final EIR.

Amendments to the General Plan Made in 2011

Mariposa County established a schedule of dates in 2011 at which amendments to the General Plan could be considered. There were several amendments made to the General Plan Land Use Diagram in 2011.

General Plan/Zoning Amendment No. 2010-128 processed together with Commercial-Industrial-Manufacturing Plan No. 2010-150. This amendment changed the land use on APN 012-180-014 from Residential to the Rural Economic/Recreation subclassification to allow for zip lines, commercial horseback riding opportunities and appurtenant uses. A resolution approving this General Plan amendment was adopted by the Board of Supervisors on March 15, 2011.

General Plan/Zoning Amendment No. 2011-043 changed the land use and zoning of a portion of APN 010-410-013, located in Fish Camp from Residential to Resort Commercial. The purpose of the amendment was to allow for a wastewater treatment facility for Tenaya Lodge. The resolution approving the amendment was adopted by the Board of Supervisors on October 11, 2011.

General Plan Amendment No. 2011-104 was processed together with Lot Line Adjustment No. 2011-105 and Land Conservation Act Contract No. 2011-106. The Lot Line Adjustment adjusted the boundaries of four parcels (APNs 017-110-089, 017-170-091, 017-170-099, and 017-170-075). The Zoning Amendment amended the zoning of adjusted Parcel D from Mountain Home to Agriculture Exclusive. The General Plan Amendment amended the Land Use Classification on Adjusted Parcel D from Residential to Agriculture/Working Landscape and on Adjusted Parcel C from Agriculture/Working Landscape to Residential. Land Conservation Act Contract No. 2011-106 placed adjusted Parcel D into a Land Conservation Act contract. The resolution approving the amendment was adopted by the Board of Supervisors on November 22, 2011.

General Plan Implementation

A fundamental purpose of the General Plan Annual Report is to assess progress that has been made, as well as steps that are being taken, to accomplish the goals and objectives of the General Plan. Implementation of the General Plan may occur through any of the following categories of actions:

- Addressing and completing specific Implementation Measures as listed in the various Chapters of the General Plan;
- Preparing and adopting new County programs, regulations and ordinances that carry out the policies and provisions of the General Plan;
- Amending pre-existing County regulations, resolutions and ordinances

that are not consistent with the current General Plan. Title 16 (the subdivision regulations) and Title 17 (the zoning code) are two sections of the County Code frequently recognized as requiring changes and updates to achieve consistency with the General Plan;

- Preparing and adopting new Area Plans (or expanding existing town planning areas) to better serve the Mariposa County communities listed in Table 5-1 of the General Plan. (See the Area Plan Status table in Attachment 1 of this report);
- Considering public and private amendments to the General Plan on a regularly scheduled, publicly noticed basis.

Mariposa County, like other California local jurisdictions, must be able to demonstrate that it is making reasonable progress toward bringing its regulations, ordinances, plans and programs into compliance with the provisions of its adopted General Plan. Discretionary land use decisions must also be based upon findings of conformance with the General Plan.

Complete consistency of land use regulations with the General Plan necessarily occurs over a period of many years. Progress in any year depends upon County priorities, resources allocated, the availability of experienced staff, extent of community interest and involvement, and the complexity of the implementation tasks.

The General Plan itself identifies a multiple-year timeline for accomplishing completion and full implementation of the measures in the General Plan. The plan's original 20-year planning horizon is segregated into three general time frames: the short-term planning period (years 1 to 5); the intermediate-term planning period (years 6 to 10); and the long-term planning period (years 11 to 20.) Depending on their relative priorities, implementation measures proceed along an orderly path, from longer term to nearer term to completion. The Board of Supervisors, in its adoption of the General Plan on December 18, 2006, approved a Mitigation Monitoring and Reporting Program (MMP) which establishes a temporal framework for addressing the County's responsibilities under California law for implementation of the General Plan. Within this broad, 20-year time frame for dealing with all mitigation measures and programs, it is the immediate or short-term planning priorities with which the Annual Report is most concerned.

General Plan Implementation Priorities in Progress (2011)

The following implementation programs are major planning priorities which the Mariposa County Board of Supervisors directed staff to pursue during 2011. Accomplishment of these priorities will result in the implementation of significant, long-standing policies required by the General Plan:

1) OTHER TITLE 17 ZONING REVISIONS

Numerous provisions of Title 17, the Zoning Ordinance of the Mariposa County Code, need revisions and amendments in order to incorporate the standards and criteria called for in the General Plan. Although revisions for the zoning standards dealing with roads and agriculture (completed) have been given the highest priority for the last several years, additional amendments will be addressed in 2012, as soon as resources and staff workloads allow more opportunity for these projects to proceed.

Several Code and Zoning Amendments initiated in late 2010 were processed during 2011 and become effective February 17, 2012. These include:

Code Amendment No. 2011-041- an amendment adding additional permitted and conditional uses to the Neighborhood Commercial Zone-1, specifically animal hospitals and veterinary services.

Code Amendment No. 2010-168- an amendment to the Agriculture Exclusive Zone and the Supplementary Standards to allow bed and breakfasts and transient rentals with on-site managers as a permitted use in the Agriculture Exclusive Zone.

General Plan/Zoning Amendment No. 2011-024- is an amendment to the Mariposa Town Plan and Zoning Ordinance (Title 17) to add additional permitted uses to the Multi-Family Residential (MFR) zone and land use (residential care facilities), to add additional permitted uses to the General Commercial (GC) zone and land use (including day care centers, fitness or exercise studios and health clubs and churches and religious assembly uses), and to add definitions for daycare centers, churches and religious assembly, fitness or exercise studio and health clubs, large family day care homes, residential care facilities, and small family day care homes to the zoning ordinance.

This amendment implements Housing Element Program 8.6 to provide affordable housing for persons with disabilities.

General Plan/Zoning Amendment No. 2011-025 is an amendment to the Mariposa Town Plan and Zoning Ordinance (Title 17) to add additional permitted uses to the Single Family Residential 9,000 square foot (SRF-9000) zone and land use (wellness center) and to add a definition for wellness center to the zoning ordinance.

General Plan/Zoning Amendment No. 2011-026- is an amendment to the Mariposa Town Plan and Zoning Ordinance (Title 17) to add fitness or exercise studio and health club uses as either a permitted use or as an administrative use in the Professional Office (PO) zone and land use.

Sign Standards- A comprehensive review of the sign standards and policies for the County and the Town of Mariposa commenced in 2011 and is expected to be completed in 2012.

2) SUBDIVISION ORDINANCE AMENDMENTS

Several amendments to the County's subdivision ordinance were initiated and worked on during 2011. The amendments included adding provisions pursuant to Section 66432.2 of the California Subdivision Map Act to allow for additional information to be filed or recorded simultaneously with a final parcel map, to allow for Certificates of Correction, and to allow for additional enforcement provisions for illegal subdivisions. Further processing is expected to occur during 2012.

3) COMMUNITY PLAN UPDATE

A comprehensive update to the Wawona Specific Plan document was worked on during 2011, including a final public hearing process. The environmental review and final update was effective in January 2012.

5 Year Schedule (2012 – 2016)

The General Plan is the overall policy document that expresses the desired balance within Mariposa County consisting of preservation of the County's historic rural character, a thriving local economy, protection of natural resources and the environment, safe and affordable housing, and high quality public services. The General Plan directs the future development of the County through an interlinked set of goals, policies and implementation measures. The implementation measures, a number of which were adopted in the Environmental Impact Report, Volume IV, establish a flexible framework through which the General Plan goals and policies are accomplished over time. The implementation measures, as adopted in the General Plan, organize the 20-year planning horizon of the plan into three planning periods: short-term (first five years); intermediate-term (the following five years); and long-term (years 11 through 20.) Over time as short-term planning goals and measures are accomplished, later implementation steps are moved into place and addressed.

During 2011, significant accomplishments were made toward achieving major General Plan objectives. These include:

- Work on the Catheys Valley Community Plan was ongoing.
- Zoning Amendments to implement some Housing Element Programs were processed and adopted. Other amendments have been initiated for processing in 2012.
- The Wawona Specific Plan was completed and final adoption occurred in early 2012.
- Work on reviewing the first set of mandatory Williamson Act questionnaires

was ongoing. Enforcement action on non-complying parcels is expected in 2012 to implement General Plan Agriculture policies.

- Work was completed on the Redistricting Maps as a result of the 2010 US Census through the County's GIS program. These maps and the ability to access Census data enable accurate tracking and data review for Housing Element implementation.

Area Plans in Preparation (2010 and 2011)

Progress toward implementation of the General Plan occurs whenever a new Area Plan is prepared and adopted, when an existing Area Plan is amended, or when the planning for a Planning Study Area is initiated. At full implementation of the General Plan, sixteen geographically-distinct Area Plans are envisioned for Mariposa County's local communities; and the Yosemite National Park's General Management Plan represents a separate federal planning area of its own. The overall status and timing of the planning programs for each of the Area Plans is established in Attachment 1, Table 5-1 of the General Plan.

The Mariposa County Area Plans fall within the following descriptions, depending upon the scope and intensity of the land uses represented within any given planning area:

- **Town Planning Area:** All residential, commercial, industrial, job-center, recreation, and public uses, as defined in the General Plan, are consistent with the purpose of a town planning area. In the case of pre-existing adopted town plans, the planning documents may be known as a Town Specific Plan (such as Fish Camp.)
- **Community Planning Area:** Single-family residential, rural commercial, recreation/resort-oriented, small business and public are the land uses consistent with the purpose of a community planning area. Multi-family residential uses with more than two attached dwelling units per structure and industrial uses are not consistent land uses within community planning areas; live-work commercial/residential uses are acceptable. Greeley Hill and Catheys Valley are examples of Community planning areas.
- **Special Planning Area:** Some small locales (including Foresta and Buck Meadows) in the County do not face the full scope of issues and land uses warranting a full-scale town plan or community plan. The purpose of a special plan is to address the specific issues of local importance for the planning area. Consistent uses will be defined within the special plan.

The following draft Area Plans have been involved in a recent or forthcoming public review process during the last several years:

1) CATHEYS VALLEY COMMUNITY PLAN

Preparation of the current version of the Catheys Valley Community Plan (CVCP) began in 2000. This Area Plan, which meets the definition of a community plan, was delayed for several years due to a need for completion of the General Plan. A planning consultant, Hauge Brueck Associates, was engaged by the County in 2007 to revise the prior documents for consistency with the General Plan and to prepare the final draft CVCP and CEQA environmental documents.

On March 14, 2011 a workshop was held to consider the draft revised plan and the Board of Supervisors directed that staff prepare a supplemental EIR for processing and circulation. A Notice of Preparation for the draft EIR was sent out in June of 2011. Further work is expected in 2012 and potential adoption by mid 2012.

2) WAWONA TOWN SPECIFIC PLAN

The Wawona Town Planning Advisory Committee (WTPAC) has been working on a major amendment to their adopted Town Specific Plan since the late 1990's. During 2007, planning staff helped WTPAC assemble the earlier draft chapters into a revised and updated draft plan. At their November, 2007 meeting, WTPAC recommended approval of a revised Wawona Town Specific Plan and requested that it be forwarded to the Yosemite National Park planning staff for their comments. Preliminary environmental analysis was performed for the proposed plan.

On February 12, 2011, the WTPAC held a public meeting to review and consider the proposed changes to the Draft Specific Plan Update. Following a discussion on the recommended changes of Planning Department and NPS staff, input from the public, and specific action items voted on by the Committee, the WTPAC acted to accept the Draft Wawona Town Planning Area Specific Plan Update, with changes made, and to refer it to the Mariposa County Planning Department for preparation of environmental documents under the California Environmental Quality Act (CEQA). The Planning Commission recommended to the Board of Supervisors that the plan be adopted on October 7, 2011. An approval letter from the National Park Service Superintendent was received in late December 2011. The Board of Supervisors adopted the plan on January 17, 2012.

3) OTHER AREA PLANS

Two other Area Plans are identified in Table 5-1 of the General Plan as "pending

for approval in (the) short term." These are the communities of Midpines and Lake Don Pedro.

The Midpines community is willing and ready to undertake the official local planning process for their Community Plan. The Midpines Community Planning Advisory Committee (MCPAC), appointed several years ago by the Board of Supervisors, has been meeting frequently to review planning boundary maps, to adopt meeting by-laws and to discuss planning issues and interests for the Midpines area. Following the completion of the Catheys Valley Community Plan, which has been delayed pending the completion of a Supplemental EIR and final adoption by the Board, work on a Community Plan for Midpines is expected to begin.

The Lake Don Pedro Town Planning Area is the final short-term priority for Area Plans. No County planning process has begun for this area, although the Lake Don Pedro Community Services District (LDPCSD) did attempt in 2004 to update its Sphere of Influence(SOI) planning boundaries and its Municipal Services Review (MSR) for adoption by LAFCo. Planning for the portion of the Lake Don Pedro subdivision lying in Tuolumne County is done by Tuolumne County. Mariposa County LAFCo, however, has jurisdiction for LAFCo services and planning decisions in both Mariposa and Tuolumne County. Recent elections have brought significant changes to the District Board, and to the CSD's staff.

Other General Plan Accomplishments by County Agencies in 2011

The General Plan includes 16 Chapters or Elements. Chapter 5 (Land Use), Chapter 9 (Circulation, Infrastructure and Services); and Chapter 10 (Agriculture) are the elements which contain most of the implementation measures and programs that have been mentioned so far in this Annual Report. However, Chapters 4 through 16 each contain policies and implementation measures that are being addressed by various County departments and agencies. A few of the implementing activities and accomplishments of the past year include:

- **5. Land Use Chapter**

The Land Use Chapter guides development and land use policy. The guidance provided by the land use element insures that residential parcels be ready to build. Development project are reviewed and conditions approved based on the General Plan on an ongoing basis. New land division projects are reviewed in order to ensure that they are "Ready to Build" as required by General Plan Implementation Measure 5-10a(1). This helps ensure that parcels are in fact developable. New subdivisions are also reviewed to ensure that they comply with General Plan Policy 5-3a which requires that "New subdivisions and lands created for commercial and industrial purposes shall have direct access to maintained roads."

Several General Plan land use designation amendments were approved in 2011. One of the amendments changed the land use designation of a 36.30 acre parcel from Residential

to Rural Economic/Recreation subclassification to allow for a zipline park, commercial horseback riding opportunities and appurtenant uses. Another changed the land use on a portion of a parcel in Fish Camp from Residential to Resort Commercial in order to allow a wastewater treatment facility for an existing hotel facility. A third amendment increased the amount of land under the Agriculture/Working Landscape land use and reduced the amount under the Residential land use.

Each new development proposal is reviewed under CEQA in order to reduce potential impacts associated with development. Mitigation measures are commonly included in project approvals and together with conditions of approval to insure compliance with General Plan policies.

- **6. Economic Development Chapter**

The Economic Development Chapter works toward the financial stability for delivery of County services, the economic stability for business development, and to attempt to create diverse work opportunities for County residents. The County has continued to look at available grants and loan programs to assist small businesses. The Office of Economic Development provides valuable assistance to small business owners. The County has a close working relationship with the Tourism Bureau and work together to increase tourism to the County.

- **8. Housing Chapter**

A Housing Element is unique in terms of its policy and reporting requirements under California statutes, and with regard to the state-supervised schedule by which it is updated and adopted. The Housing Element describes housing programs that are managed by the Mariposa County Housing and Community Development Agency (HCDA) in the Human Services Department. The HCDA continues to implement the housing programs and measures identified in Housing Element in the course of fulfilling its ongoing housing responsibilities.

In March of 2009, Mariposa County contracted with J.B. Anderson, Land Use Planners, to prepare a State-mandated update to the Housing Element. The 2009-2014 Housing Element Update, General Plan Amendment No. 2009-055, was in response to a State requirement that a new Housing Element be prepared that would comply with legislative mandates and the Housing Element Guidelines of the State Housing and Community Development Department (HCD).

The adopted 2009-2014 Housing Element demonstrates that the County can accommodate assigned RHNA (Regional Housing Needs Allocation). The actual creation of new housing is the responsibility of the private housing sector. The policies in the Housing Element generally call for local agencies to encourage the production of affordable housing, and to avoid and eliminate constraints to the construction of new and affordable housing units. (Other State departments and agencies, however, are

free to promulgate new regulations that can significantly increase the cost, and decrease the affordability of local housing.) The Housing Element identified several new programs that are necessary to meet legislative requirements for the homeless, transitional/supportive housing, single room occupancy and the disabled.

In late 2011-early 2012, the County approved amendments to Title 17, Zoning, that would remove constraints on housing for disabled individuals. The proposed amendments allow large residential care facilities for seven (7) or more unrelated individuals as a permitted use in the Multi-Family Residential zone in the Town of Mariposa (Housing Element Program 8-6).

This past year, the Building Department issued 44 Certificates of Occupancy for new dwelling units and three permits for conversion to a permanent dwelling unit. One new multiple-unit structure, a duplex, was built. Of the 47 new housing unit permits issued during 2011, 13 were for mobile homes. The yearly total is substantially less than the desired official RHNA number of units available to extremely-low and low income households.

The 2011 building statistics reported above suggest that a) the slowdown in the local production of new housing has continued; b) the high and increasing cost of "stick built" homes may be affecting the overall proportion of mobile homes in the County's housing stock; and c) the ability of Mariposa County, and California local governments generally, to create enough housing to reach unrealistic RHNA goals, established during the earlier "boom" years of the past decade, is effectively thwarted by prevailing conditions of the housing and financial markets.

Attachment 5 is the Housing Element Implementation Annual Progress Report, a State mandated report that is to be submitted to the HCD by April 1st of each year. Tables A through B provide information on the residential building activity for 2011 based upon income levels from extremely-low to moderate income housing. As the tables indicate, as a result of the recent housing market problems, the overall number of residential units is down significantly. There have been no residential units constructed for very-low or low income households.

Table C in the Attachment summarizes the progress made on each of the Housing Element Programs over the past year. The table provides a description of each of the Housing Element Programs, the objective of the program, the timeframe for completion of the Program (or if it is on-going) and a brief summary of the activity on each Program in 2011. Most of these Programs are on-going, based upon current County policies, funding, and continuing activities administered by the Planning, Building and Human Service Departments. The major activities since adoption of the Certified Housing Element in June, 2010 are associated with Title 17 Zoning amendments for shelters and transitional and supportive housing noted above.

- **9. Circulation, Infrastructure, And Services Chapter**

During 2011, work continued on several transportation related plans and several were adopted including the Bicycle Transportation Plan/Pedestrian Transportation Plan. The Mariposa-Yosemite Airport continues to provide valuable and expanded services.

- **11. Conservation and Open Space Chapter**

The Planning Commission and staff have continued reviewing environmental site surveys and conditioning discretionary development applications for compliance with the policies in Chapter 11 of the General Plan, including Implementation Measures 11-4a(6) and (7). Data is being assembled, on a project-by-project basis, through required site surveys, that will eventually create a comprehensive map of sensitive vegetation communities and wildlife habitats throughout Mariposa County. These surveys also assist in the identification of jurisdictional wetlands or waters of the U.S., sensitive plant communities, rare wildlife and their habitats, riparian habitats, and streams. To protect these resources, setbacks are established around them as conditions of approval, which prohibit the disturbance, construction, and grading within these setbacks and therefore protect the resource, and ensure compliance with Chapter 11 of the General Plan, including Implementation Measures 11-2d(1) and 11-4(a)2.

The Planning Commission and staff have also continued to require that oak tree surveys be submitted with discretionary development applications in keeping with Implementation Measure 11-4(a)2. Avoidance of mature trees is encouraged during project construction. Mitigation measures are adopted to help reduce impacts of loss of mature oak trees, typically by protecting other trees from disturbance with setback areas. These setback areas typically establish protection areas for 3 to 4 trees for every mature oak tree that is removed, for example, by road construction during a land division project.

Surveys for nesting birds and raptors are also required for projects expected to remove trees. These surveys are required to occur during the nesting season of birds and raptors, 30 days prior to any tree removal occurring. This ensures that breeding and nesting birds are protected according to State and Federal law, as required by Implementation Measure 11-4a(8).

Work on a local Regional Water Management Group (RWMG) Integrated Regional Water Management Plan (IRWMP) has been on going. The RWMG is applying for a grant from the Department of Water Resources. These efforts respond to Policy 11-1b and Implementation measure 11-1(b)(1) as the group includes both public and private agencies at the Federal, State, and local levels.

- **16. Safety Chapter**

Among the many programs and implementation measures identified in the Safety Element, some projects have been completed while progress continues with others. The construction of several fire stations in the communities of Fish Camp, Midpines, Bridgeport, and Don Pedro has commenced or are in the building permit stages and are anticipated to be complete by September 2012. The effects of building new, and replacing and rehabilitating older fire stations will enhance the County's public safety, emergency and public safety responsibilities and facilities, which are objectives consistent with the safety policies of Chapters 9 and 16 of the General Plan.

Mariposa County Fire and the Mariposa County Fire Safe Council continue their close association to plan and complete fuel reduction projects. Mariposa County Fire has also focused on providing prevention education through volunteers. Of note is the substantial decline in the number of structure fires.

Work on a Local Hazard Mitigation Plan (LHMP) was ongoing during 2011 and was completed four months ahead of schedule. It is pending final review by FEMA Region IX. A FEMA-approved LHMP opens opportunities for Federal mitigation funding while ensuring availability of disaster recovery funds. Once a LHMP is approved by FEMA, it can be ratified by the Board of Supervisors. Work on updating the Emergency Operating Plan commenced late in 2011 and work is expected to continue during 2012 with an expected completion date of early 2013. The County Office of Emergency Services is also working with the Mariposa County Public Health Department on community disaster preparedness by identifying shelter locations and evacuation plans.

Ongoing daily activities of many other County departments and agency personnel (although not cited in this Annual Report for reasons of brevity) are continually assisting in the work of addressing and implementing the adopted goals and objectives of the General Plan.

Future Amendments to Implement the General Plan

During the final public workshops and hearings to adopt the General Plan in 2006, a number of recommendations and policies were discussed but not included in the final language of the plan. A number of these suggestions were instead placed in a General Plan appendix section titled: Appendix C, Future Considerations. The list of these considerations is found in Attachment 2 of this Annual Report. Review of the Annual Report is an appropriate time for Board members, Planning Commissioners, and members of the public to review items in the Appendix, to see whether any of these deferred items might warrant consideration in 2012 as policies or implementation measures in the General Plan.

At this time Mariposa Planning staff has not identified new policy or planning tasks, from this list or elsewhere, which it wishes to add to its present implementation workload. The addition of new General Plan implementation responsibilities would

require the completion or deletion of existing on-going work assignments.

Proposed Schedule of 2012 General Plan Amendments

Each year a county may amend its adopted General Plan on four separate occasions. There is no limit to the number of changes that it may adopt at any one of these times, nor is there a requirement that a county must amend its General Plan. One of the four opportunities is reserved exclusively for changes that are proposed or sponsored on behalf of the general public by the Planning Commission and/or the Board of Supervisors. At the other three times of the year, requests from private individuals may also be considered for adoption. The recommended schedule of dates to consider General Plan amendments in 2012 is found in Attachment 4, Exhibit A of this Annual Report.

General Plan Suggested Amendments

Staff has identified an amendment to the Section 5.3.05 Natural Resource Land Use Classification. This section identifies the various zoning districts that are consistent with the purpose of the Natural Resource land use classification which include the Agriculture Exclusive, General Forest, Mountain General, Public Domain, and Public Sites. All of these zones, except for Public Sites allow mining, rock and mineral processing when in compliance with the Surface Mining and Reclamation Act. Mining and mineral processing however are not listed in the Extent of Uses for the Natural Resources Land Use Classification. While this discrepancy is minor, and would not necessarily prevent a mining permit from being issued on land classified as Natural Resources it should be amended to avoid confusion and to ensure projects can be processed with a favorable General Plan consistency finding. Staff notes that many of the historic mining operations along the Mother Lode are in the Natural Resources Land Use. Staff recommends that the Board of Supervisors direct staff to process an amendment to Section 5.3.05. B Extent of Uses to include mining activities and rock and mineral processing.

Planning Commission Recommendations

At the Public Workshop held on February 17, 2012, the Planning Commission reviewed this report, and recommended that the General Plan Annual Report be accepted and the recommended General Plan amendment be initiated. The Planning Commission recommended the adoption of the 2012 General Plan Amendment Schedule as proposed. Staff has modified the 2012 General Plan Amendment Schedule date from what was reviewed by the Planning Commission based on updated information regarding the schedule for the Catheys Valley Community Plan.

Recommended Actions

Following consideration and public testimony on the 2012 Annual Report on the General Plan, it is recommended that the Board of Supervisors take the following actions:

1. Consider the Planning Commission's recommendation to make the suggested General Plan amendment.
2. Consider any changes that should be made to the 2012 General Plan Annual Report;
3. Adopt the Resolution adopting the 2012 Schedule of General Plan Amendments, Attachment 4
4. Accept the 2012 Annual Report and direct that copies of the 2012 Annual Report be provided at the earliest opportunity to the Office of Planning and Research and the Department of Housing and Community Development

Attachments:

- Attachment 1 Planning Area Plan Status
- Attachment 2 Appendix C from the General Plan ("Future Considerations")
- Attachment 3 Government Code Sections on the General Plan and Housing Element
- Attachment 4 Resolution to adopt the 2012 Schedule of General Plan Amendments
- Attachment 5 Housing Element Implementation Annual Progress Report

Attachment 1

Table 5-1: Planning Area and Area Plan Status

<i>Planning Area</i>	<i>Planning Advisory Committee</i>	<i>Area Plan Status</i>
Bear Valley Community	No	Not scheduled
Bootjack Community	No	Not scheduled
Buck Meadows Special	No	Not scheduled
Catheys Valley Community	Yes	Pending for completion in the short term
Coulterville Town	Yes	Adopted
El Portal Town	Yes	Pending for completion in the intermediate term
Fish Camp Town Specific Plan	Yes	Adopted
Foresta Special	No	Not scheduled
Greeley Hill Community	Yes	Not scheduled
Hornitos Community	No	Not scheduled
Lake Don Pedro Town	No	Pending for completion in the short term
Mariposa Town	No	Adopted
Midpines Community	Yes	Pending for preparation in the short term
Mount Bullion Town	No	Not Scheduled
Wawona Town Specific Plan	Yes	Complete
Yosemite National Park	N/A	Complete ¹
Yosemite West Special	Yes	Pending for completion in the short term

Source: Mariposa County, 2006.

¹Yosemite National Park has prepared three major updates to its General Management Plan. Of these various plans, the Yosemite Valley Plan and the Merced River Plan have the greatest set of collaborative planning issues within the County.

Attachment 2

APPENDIX C

FUTURE CONSIDERATION

“FUTURE CONSIDERATIONS LIST”

The list of future considerations is a compilation of Board of Supervisors or community-identified desires, for future consideration by the Board of Supervisors. When policy recommendations are brought forward by community members, these recommendations will be added to this list for deliberation by the Board of Supervisors during the annual General Plan review period or each time the General Plan is updated. This list is dynamic and new items will continue to be added throughout the life of the General Plan; however, items can be removed from the list at the Board's discretion. When items are “approved” by the Board of Supervisors, they will be developed into policies and/or implementation measures and included as part of General Plan amendment process.

1. Evaluate the effectiveness of the “tripling the average daily traffic” standard in Section 5.4.02 F, Intensity of Use Standards, F(2) Traffic Generation.
2. Consider the use of “Carrying Capacity” in establishing the “minimum density” criteria for each land use classification.
3. Conduct Groundwater Studies similar to Groundwater Studies conducted in Eastern Fresno county.
4. Prepare a study that evaluates the clustering of residential units on a parcel of land based on the project parcel's carrying capacity. The study findings may be applied in future updates of the General Plan and implementing ordinances.
5. Define the criteria to be used in evaluating new road capacity definitions.
6. New policy: New development shall pay its fair share through development impact fees.
7. Track the appropriateness of the maximum acreage in the commercial sub classification of the Rural Economic Land Use to determine if 20 acres is still appropriate or if the acreage should be reduced to 10 acres.
8. The following underlined text is to be considered for addition to the existing Implementation Measure 10-2a(3): Standards shall be developed for issuance of development permits for substandard size parcels under Williamson Act contract. Development permits shall not be issued for substandard size parcels unless they are enforceably managed with other (standard) contiguous contracted parcels under common ownership.

9. The following underlined text is to be considered for addition to the existing Implementation Measure 10-6a(2): Review enforcement of Williamson Act provisions requiring onsite residents to be actively performing qualifying agricultural activities on all contracted property including historic parcels, and require one Williamson Act contract for each parcel or for each group of contiguous parcels that are owned and managed as one unit.
10. The goals, policies, and implementation measures listed below were removed from the 2005 Draft General Plan because they were determined by the Board of Supervisors and Planning Commission not financially feasible or would not realistically be implemented during the horizon of the General Plan. The Board of Supervisors and Planning Commission however acknowledge that these goals, policies, and implementation measures are worth retaining and therefore are preserved here for future consideration during annual General Plan reviews and/or updates. This list will be maintained on an annual basis and goals, policies, and implementation measures may be added or deleted at the request of the Board of Supervisors or Planning Commission.

GENERAL PLAN ADMINISTRATION

Policy: The General Plan is the policy compendium of the Board of Supervisors.

Implementation Measure: General Plan map interpretation guideline shall be to apply the designated classification when more than fifty percent of a quarter-quarter section is shown to be within the classification. Where possible, the following shall be used as the interpreted boundary:

- Roads
- Quarter section
- Property lines

Implementation Measure: The update to Title 17, Mariposa County Code, Zoning, shall include provisions for staff General Plan interpretations to be appealed directly to the Board of Supervisors.

Implementation Measure: The Five Year Review shall be intended to update timelines and adopt any major changes in goals and policies. The Five Year Review shall include:

- Analysis of all short-term planning period projects to ensure completion. Mariposa Planning shall recommend retention or elimination of incomplete projects; and
- Analysis of all intermediate-term planning period projects to recommend which shall be changed to the new short-term planning period, which shall be retained as intermediate term, which may be moved to long-term, and which may be eliminated; and
- Analysis of all long-term planning period projects to recommend which shall be changed to intermediate term, which shall be retained as long-term, and which may be eliminated; and
- Analysis of changes in Board policies and recommendations for

appropriate changes in Plan goals which shall be necessary to implement the revised policies of the Board of Supervisors; and

- Population projections and trends to ensure the Plan continues to accommodate an appropriate inventory of undeveloped land for future populations.

LAND USE

Goal: Maintain a land use pattern that preserves the County's scenic character.

Policy: Land use designations shall be compatible with the preservation of scenic character while providing for the orderly development of the County.

Policy: County populations not located in or near planning areas shall have opportunities for locally-oriented commercial services available.

Implementation Measure: During the short-term planning period, revise Title 17 of the Mariposa County Code, Zoning to include a Rural Commercial zoning district using this or a similar name.

ECONOMIC DEVELOPMENT

Goal: Provide additional services to the County's residents creating new employment opportunities by improving the local economy.

Policy: Enable creation of new local businesses.

Policy: Develop the training and infrastructure necessary for economic diversification.

Policy: Implement active programs designed to strengthen and diversify the core local economy that provides goods and services to local residents.

Policy: Provide opportunities for maintaining compatible businesses in the home.

Policy: Each Planning Area shall identify a fair share of land for the relocation of growing Home Enterprises and Rural Home Industries.

Implementation Measure: During the short-term planning period, the Board of Supervisors shall appoint an Economic Development Director and provide the Director with appropriate staff and operating budget.

Implementation Measure: The Economic Development Department or Division shall serve the Board of Supervisors and be advised by a County Economic Development Commission appointed by the Board of Supervisors.

Implementation Measure: The Board of Supervisors shall implement the economic development strategic plan within each year's budget.

Implementation Measure: During the short-term planning period, the County shall assist in creating an economic development inventory and business database designed to provide information to facilitate the establishment and expansion of businesses in the County.

Implementation Measure: During the short-term planning period, the County shall join in the creation of a Business Development Center.

Implementation Measure: As part of its economic development function, the County shall participate in State and Federal programs which return a

measurable benefit to the County's Economic Development Strategic Plan.

Implementation Measure: Collaborate with Mariposa County Unified School District, community college districts, universities and other agencies to create a flexible and responsive workforce development and training programs meeting long-range employment needs in the County's target markets.

Implementation Measure: During the intermediate-term planning period define, plan, and begin implementation of the infrastructure identified in the County's Economic Development Strategic Plan, and the Capital Improvement Program needed for economic diversification.

Implementation Measure: Beginning in the intermediate-term planning period, continue the development of infrastructure and make investment needed to provide for new and expanded business opportunities.

Implementation Measure: During the short-term planning period assist the tourism industry in establishing an employee-training center for all aspects of hospitality employment and management.

Implementation Measure: Use the County's business retention and attraction program to support the growth of businesses, including retail, personal and business services, and health care, which would provide a wider range of goods and services to County residents.

Implementation Measure: Assist the local business community in implementing a "Shop Mariposa" program and other promotional efforts designed to retain more of the County's spending for goods and services.

Implementation Measure: Home Offices shall be an accessory use in all residential zoning districts, subject to the following standards:

- The business is designed to provide a service primarily delivered to the customer at another location.
- No additional signage, other than that permitted for the residential use, shall be allowed.
- No additional parking shall be provided solely for the use of the business.
- No more than one outside-the-household employee is permitted.

Implementation Measure: Home Enterprises shall be an accessory use on parcels of 2.5 acres or more of gross land area, subject to the following standards:

- If the business has the potential to triple the traffic generation standard of the single family dwelling (from 7.5 to 22.5 average daily trips), a discretionary permit is required.
- No more than one outside-the-household employee is permitted.

Implementation Measure: Rural Home Industries shall be a discretionary accessory use requiring approval of a use permit prior to initiation on parcels of 5.0 acres or more in the Residential land use classification. Not more than three outside-the-family employees are permitted.

Implementation Measure: Rural Home Industries shall be an accessory use on lands within the Agricultural/Working Landscape and Natural Resources land use classifications.

Implementation Measure: Each Area Plan shall define the nature of businesses in the home allowed in various land use classifications.

Implementation Measure: In the short term, the County shall amend Title 17, Mariposa County Code, Zoning to define precise performance standards for businesses in the home.

Implementation Measure: All Planning Areas—except Wawona and Fish Camp—shall provide for lands that may be classified and zoned to accommodate the relocation of Home Enterprises and Rural Home Industries. The acreage encompassing a “fair share” shall be determined by the Planning Agency when preparation of the Area Plan is initiated. The Planning Advisory Committee shall recommend the location(s) for the lands to be classified.

Implementation Measure: During the short-term and intermediate-term planning period actively work to develop wireless communication facilities and service to cover the entire County.

Implementation Measure: During the short-term planning period, if any telecommunications provider is unwilling to cooperate or participate in an intermediate- and long-term program to bring high speed telecommunications into the County, officially contact the appropriate regulatory agency to seeking assistance or intervention in attaining County goals.

Implementation Measure: Implement actions to attract the “spin-off” businesses in the County’s business retention and attraction program and in provision of infrastructure.

ARTS AND CULTURE

Implementation Measure: The ordinance creating the Cultural Arts Commission shall include, and not be limited to, the following tasks:

- create public awareness program,
- prepare and recommend for adoption, a County Arts Plan,
- recommend policies for soliciting, accepting, and displaying public art, including themes and sites for public art,
- create and maintain an inventory of public art,
- develop programs and propose sources for funding the Arts, and
- determine the needs for and recommend sites for capital facilities necessary for the advancement of cultural and performing arts.

Implementation Measure: During the short-term planning period, the County shall allocate County personnel and financial resources assisting community-based organizations to market and promote their arts and culture events.

Implementation Measure: During the intermediate-term planning period, the County should consider constructing and operating a County cultural and performing arts center.

HOUSING

Goal: Increase affordable housing ownership opportunities with manufactured housing.

Policy: Encourage the use of manufactured housing to provide ownership opportunities meeting Jobforce housing needs.

Policy: Permit installation of safe, non-certified mobile homes meeting HCD CCR Title 25 standards.

Policy: Ensure that all development within the Rural Economic/Resort land use subclassification provides adequate housing for its employees. If adequate housing is not available within the local community, the resort development will provide such housing within the project.

Implementation Measure: The County shall enact no ordinances or standards that preclude installation of manufactured housing on individual parcels of land in the County.

Implementation Measure: Prior to the issuance of a building permit to move or install a non-HUD certified mobile home, the approved certificate of inspection from the Department of Housing and Community Development shall be obtained. Mariposa County building permits shall only be issued for installation of mobile homes on individual lots or parcels when the mobile home meets one of the two following standards:

- Certified mobile homes:
 - The mobile home is constructed to the standards of the United States Department of Housing and Urban Development or meets equivalent certification standards, and
 - The mobile home meeting certification standards shall be taxed as real property, or
- Non-HUD certified mobile homes:
 - The mobile home shall meet appropriate roof load requirements for the elevation of installation by either its manufacturing design or by covering the mobile home with a ramada constructed to the standards of the Uniform Building Code, and
 - The mobile home shall be inspected and an approved certificate issued by the Department of Housing and Community Development shall be filed with the Building Department, and
 - The mobile home shall incorporate a safe electrical system with the certification provided by a professional appropriately licensed in the State of California to provide this service, and
 - The mobile home shall be taxed as real property.

CIRCULATION, INFRASTRUCTURE, AND SERVICES

Policy: Expand the economic value of the airport.

Implementation Measure: The County shall maintain a traffic model to project traffic volume and calculate road capacity.

Implementation Measure: Road improvements required to increase capacity when necessary for a project shall increase capacity as needed on all roads from the project site to the nearest major collector, County arterial, or State Highway.

Implementation Measure: During the short-term planning period (January 2006 – January 2011), prepare an Airport Special Plan encompassing the Airport Master Plan and areas within the Mariposa Town Planning Area to provide sites for business and industry surrounding the airport.

AGRICULTURE

Policy: Maintain a database of agricultural lands and products providing information, tracking trends, and seeking opportunities.

Policy: Cooperate and assist in the preservation of agriculture lands.

Implementation Measure: During the short-term planning period, develop and maintain an inventory of agricultural lands and products as support to economic development strategies and program implementation.

Implementation Measure: Information in the agriculture database shall be utilized as part of the findings for General Plan amendments and updates.

Implementation Measure: As an ongoing project, the County shall utilize collaborative planning efforts to determine local efforts eradicating invasive species.

Implementation Measures: During the short-term planning period, the Resource Conservation District shall prepare and maintain a catalogue of private and public organizations interested in the purchase of land or easements for the preservation and maintenance of agriculture or habitat lands.

CONSERVATION AND OPEN SPACE

Goal: Provide for the sustainable development of timber resources.

Policy: Make the Mariposa County Water Agency an active, viable entity.

Policy: Protect commercially valuable timberland from conversion to non-timber related uses.

Policy: Maintain and enhance sustainable production of timber.

Implementation Measure: Enforce the County Grading Ordinance for erosion control on all development projects.

Implementation Measure: Enforce the County's regulations concerning installation and maintenance of private wastewater disposal systems.

Areas identified as having septic system constraints shall be required to have specially designed wastewater treatment systems.

Implementation Measure: Require that all development use pervious paving material whenever feasible to reduce surface water runoff and aid in groundwater recharge.

Implementation Measure: During the short-term planning period, the County shall request the California State Geologic Survey Board to authorize and complete the “Mariposa County State Classification Report.”

Implementation Measure: Define the minimum performance standards that shall set minimum land area for mineral resource projects to be based on the types of operations and the land use classification.

Implementation Measure: Landscaping standards within the County Code shall require the use of site-appropriate native plant species.

Implementation Measure: During the short-term planning period, the County shall develop and enforce standards to reduce or eradicate invasive species affecting the agricultural and natural ecosystems.

Implementation Measure: Commercially valuable timberland shall be within the Agriculture/Working Landscape land use classification.

Implementation Measure: Use the current State Board of Forestry Practice Rules to accomplish sustainable production of timber.

LOCAL RECREATION

Implementation Measure: Acquire and develop park and recreation facilities.

Implementation Measure: During the budget planning process, the Public Works Department shall prepare a report to the Parks and Recreation Advisory Committee identifying areas of the County in which new park facilities are required to maintain the service level.

Implementation Measure: The Board of Supervisors shall approve projects to achieve service levels within a five-year rolling period from the time the need is identified. A change in population of 25 percent or more is required to assess the service levels in an area of the County. The population is to be estimated based on number of residential building permits issued during a given year.

Implementation Measure: The Parks and Recreation Master Plan shall be reviewed every five years and updated to reflect changes in community values and County development.

Implementation Measure: The Parks and Recreation Master Plan shall include projections of fiscal needs and revenue sources for the operations, maintenance, and program implementation identified over short-, intermediate-, and long-term planning periods.

REGIONAL TOURISM

Implementation Measure: During the short- and intermediate-term planning period, create and install all the required signage to match other promotional activities and site identification.

Implementation Measure: Identify sites and develop locations for satellite visitor

centers at other County gateways, including Coulterville, Fish Camp, and within Yosemite National Park.

HISTORIC AND CULTURAL RESOURCES

Implementation Measure: As part of the reorganization this Historic Sites and Records Preservation Commission shall be renamed the Mariposa County “Historic Preservation Commission.”

Implementation Measure: By the conclusion of the intermediate-term planning period, the County shall convert and maintain a comprehensive digital imagery database of its official records, both contemporary and historic.

Implementation Measure: During the short-term planning period, the County shall initiate a mandatory digital imagery document management system for all memorialization of all current official records and documents.

Implementation Measure: Sites and structures on the Mariposa County Register of Historic Places, in a Historic District, or Main Street District shall be offered the maximum allowable special property tax valuation and federal tax incentives for restoration or renovation of the historic structure.

Implementation Measure: During the intermediate term planning period, the County shall establish a low interest revolving loan fund to finance repair and renovation of privately owned historic structures.

Implementation Measure: The Uniform Code of Building Conservation shall be used to provide alternative building regulations for the rehabilitation, preservation, restoration (including related reconstruction), or relocation of buildings or structures listed on the Historic Resources Inventory, or which have reached 50 years of age.

Implementation Measure: During the short-term planning period, the County shall develop and adopt an ordinance establishing penalties for acts of vandalism of historic and archaeological resources on County lands.

Implementation Measure: The County shall implement the CEQA process to establish procedures for Native American review of proposed projects.

NOISE

Implementation Measure: During the short-term planning period, the County shall enact a Noise Ordinance to be enforced by the Health Department. At a minimum, the ordinance shall include:

- Prohibition on the non-emergency use of truck “Jake Brakes” on roadways adjacent to residential uses and in planning areas;
- Noise control within new residential developments through project design;
- Prohibition on the use of noise barriers as mitigation when other alternatives are feasible;

- Requirements for a qualified acoustical consultant who shall conduct an acoustical analysis;
- A menu of appropriate requirements for reduction of noise exposure or standards for assessing noise impacts; and
- A menu that may include of one or more of the following techniques for noise control through site design:
 - Increasing the distance between the noise source and receiving use (setbacks).
 - Placing structures on a project site to shield other structures or areas, to remove them from noise-impacted areas, and to prevent an increase in noise levels caused by reflections.
 - Placement of outdoor activity areas on the opposite side of building facades from the noise source, or within the shielded portion of a building complex.
 - Placement of walls, berms or other barriers between the noise source and the receiver.
 - Locating bedrooms and other noise-sensitive rooms opposite from the noise source where interior noise levels are a primary concern.
 - Patios or balconies of apartment complexes or multifamily dwellings shall be placed on the side of a building opposite the noise source. “Wing walls” can also be added to buildings or patios. When such noise reduction measures are impractical or infeasible, the County may decide not to apply the exterior noise level requirements at some or all of the patio or balcony areas if a central courtyard is provided as a primary outdoor activity area.

Implementation Measure: Construction equipment shall be equipped with proper muffler systems and shall be in good working order.

Implementation Measure: The County should implement noise performance standards (Table C-1) to ensure that new noise-sensitive land uses are not exposed to excessive noise from nearby non-transportation noise sources, and to ensure that new noise-generating land uses do not create noise levels exceeding adopted standards as measured from nearby noise sensitive land uses.

Table C-1: Noise Performance Standards for Non-Transportation Noise Sources

Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly L_{eq} , dB	55	45

Notes:

- A. Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises (e.g., humming sounds, outdoor speaker systems).

These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings). The County can impose noise level standards that are more restrictive than those specified above based upon determination of existing low ambient noise levels. In rural areas where large lots exist, the exterior noise level standard may be applied at a point 100 feet away from the residence. Industrial, light industrial, commercial and public service facilities which have the potential for producing objectionable noise levels at nearby noise-sensitive uses are dispersed throughout the County. Fixed noise sources that are typically of concern include, but are not limited to the following: HVAC System, Cooling, Towers/Evaporative Condensers, Pump Stations, Lift Stations, Emergency Generators, Boilers, Steam Valves, Steam Turbines, Generators, Fans, Air Compressors, Heavy Equipment, Conveyor Systems, Transformers, Pile Drivers, Grinders, Drill Rigs, Gas or Diesel Motors, Welders, Cutting Equipment, Outdoor Speakers, Blowers.

- B. The types of uses which may typically produce the noise sources described above include but are not limited to: industrial facilities including lumber mills, trucking operations, tire shops, auto maintenance shops, metal fabricating shops, shopping centers, drive-up windows, car washes, loading docks, public works projects, batch plants, bottling and canning plants, recycling centers, electric generating stations, race tracks, landfills, sand and gravel operations, and athletic fields.

Implementation Measure:

New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table D-2 unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels specified Table C-2.

Table C-2: Maximum Allowable Noise Exposure – Transportation Noise Sources

Land Use	Outdoor Activity Areas, L _{dn} /CNEL, dB	Interior Spaces	
		L _{dn} /CNEL, dB	L _{eq} , dB
Residential	60	45	--
Transient Lodging	60	45	--
Hospitals, Nursing Homes	60	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	60	--	40
Office Buildings	--	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	65	--	--

Notes:

- A. Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use. Where it is not practical to mitigate exterior noise levels at patio or balconies of apartment complexes, a common area such as a pool or recreation area may be designated as the outdoor activity area.
- B. As determined for a typical worst-case hour during periods of use.
- C. Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn}/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L_{dn}/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table. In the case of hotel/motel facilities or other transient lodging, outdoor activity areas such as pool areas may not be included in the project design. In these cases, only the interior noise level criterion will apply.

SAFETY

Policy: New construction shall use fire-safe practices.

Implementation Measure: During the short-term planning period revise the County Subdivision code to incorporate comprehensive fire prevention and protection standards.

Implementation Measure: During the short-term planning period, adopt comprehensive site development review standards incorporating fire prevention and protection standards.

Implementation Measure: Require new construction to incorporate design and materials to increase fire resistance conforming to California fire-safe practices.

Implementation Measure: During the short-term planning period and each update of the General Plan, review and amend as necessary, the County building codes to incorporate design and construction materials consistent with Fire Safe practices.

Implementation Measure: No subdivision shall be presented to the Planning Commission without review and recommendations from the Fire Department.

Implementation Measure: Adopt and implement the most recent Uniform Fire Codes and supplements for project standards as revisions become available.

Implementation Measure: During the short-term planning period, the County shall enact an ordinance for fuel load management on private property, including provisions to require owners of undeveloped lands within the urban-wildland interface to manage fuel loads.

Implementation Measure: Cooperate with the California Department of Forestry and Fire Protection in implementing fuel reduction programs.

Implementation Measure: During the short-term planning period, and in cooperation with the California Department of Forestry and Fire Protection, create a Mariposa County Guidelines for the Implementation of Fire Safe Standards identified in 14 CCR §1270 et seq.

Implementation Measure: During the short-term planning period, adopt a comprehensive County Flood Protection Ordinance substantially meeting the requirements of the National Flood Insurance Program (NFIP) balanced with local needs. The ordinance shall include, at a minimum:

- Prohibition on the construction of any non-flood-proof habitable residential structures within in the designated floodway.
- Limit uses in the flood fringe to those that conform to requirements and objectives of FEMA and the National Flood Insurance Program (NFIP), unless appropriate mitigations are incorporated into site design and construction.
- Require any essential public facilities located in a flood hazard area to be designed to avoid inundation of structures or access by floodwaters.
- New construction in flood hazard areas shall have minimal

obstruction to flood waters and no increases to flood depth or velocities in excess of levels within FEMA guidelines.

- Prohibit the location of potential pathogenic and toxic sources or hazardous facilities such as sanitary landfills, chemical storage, and petroleum storage facilities within flood hazard areas.

Implementation Measure: The revisions to Title 17, Mariposa County Code, Zoning shall include a flood overlay district in the County Zoning Ordinance based upon the FEMA flood hazard maps, including use regulations coordinated with the Flood Protection Ordinance.

Implementation Measure: Maintain enforcement of Mariposa County Code Title 15, Building, grading requirements.

Implementation Measure: All bridges, roads and fills shall be designed to preserve free natural drainage.

Implementation Measure: Continue enforcing the County grading code ensuring site preparation, road construction, and removal of vegetation standards.

Implementation Measure: Subdivisions in high-risk geologic hazard areas shall be reviewed as to possible risks.

Implementation Measure: Development of critical facilities such as hospitals, fire houses, schools, water, electrical or other utility services, etc. will be discouraged in areas identified as geologic hazard areas unless engineering studies indicate that risk can be minimized or eliminated through design and construction techniques.

Implementation Measure: Development of hazardous facilities or sources of potentially pathogenic or toxic substances, such as sanitary landfills, chemical storage facilities, and petroleum storage facilities, shall be prohibited in geologic hazard areas.

Implementation Measure: Amend Title 16 of the Mariposa County Code, Subdivisions, to require subdivisions adjoining fault lines to identify seismic risk zones onsite.

Attachment 3

65400. (a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

(1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

(2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:

(A) The status of the plan and progress in its implementation.

(B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2). Prior to and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

The report may include the number of units that have been substantially rehabilitated, converted from nonaffordable to affordable by acquisition, and preserved consistent with the standards set forth in paragraph (2) of subdivision (c) of Section 65583.1. The report shall document how the units meet the standards set forth in that subdivision.

(C) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

(b) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.

Attachment 4

MARIPOSA COUNTY RESOLUTION NO. 12-_____

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
MARIPOSA ESTABLISHING A SCHEDULE OF DATES EXPECTED FOR PUBLIC
HEARINGS TO CONSIDER 2012 AMENDMENTS TO THE MARIPOSA COUNTY
GENERAL PLAN**

WHEREAS, the laws of the State of California require Mariposa County to adopt and maintain a General Plan to guide the long-term development of the County, pursuant to Government Code Section 65300 et seq.; and

WHEREAS, after six years of public workshops, policy drafts, plan revisions and final public hearings, the Board of Supervisors did adopt the Mariposa County General Plan on December 18, 2006; and

WHEREAS, General Plan policy 4-3a establishes that General Plan amendments shall be scheduled on a regular basis every year; and

WHEREAS, Implementation Measure 4-3a (1) and State law limit the times at which the adopted General Plan can be amended to no more than 4 times per year; and

WHEREAS, Implementation Measure 4-3a (2) provides that one of the four General Plan Amendment hearings shall be held for the use of the Board of Supervisors to adopt updates and modifications to the General Plan that are generated during the Annual Review; and

WHEREAS, the Planning Commission has reviewed this schedule and the Annual Report and recommended approval of the Schedule for General Plan Amendments on February 17, 2012; and

WHEREAS, actual meeting dates in the Schedule of 2012 General Plan Amendments (Exhibit A) are approximated, and advisory, and will be finally established as public hearing dates are officially noticed and advertised; and

WHEREAS, it is in the public interest to have an adopted schedule of expected hearing dates to inform applicants, staff, advisory bodies and the public of the times at which they may expect to see changes considered to General Plan policies, and use diagrams or Area Plans.

NOW THEREFORE BE IT RESOLVED THAT the Board of Supervisors hereby adopts this Resolution and the Schedule included in Exhibit A as the schedule of dates expected to consider Mariposa County General Plan Amendments in 2012.

ON MOTION BY Supervisor_____, seconded by Supervisor _____; this resolution is duly passed and adopted this day of , 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Janet Bibby, Chairman
Mariposa County Board of Supervisors

ATTEST:

Margie Williams
Clerk of the Board of Supervisors

APPROVED AS TO LEGAL FORM AND SUFFICIENCY:

Steven W. Dahlem
County Counsel

EXHIBIT A

Schedule of 2012 General Plan Amendments

	Applications	Application Deadline	Planning Commission Public Hearing	Board of Supervisors Public Hearing
	Review of 2012 Annual Report	n/a	February 17 Workshop	March 20
One (Publicly sponsored)	Wawona Town Specific Plan	n/a	October 7, 2011	January 17
Two (private or public)	Catheys Valley Community Plan and other applications completed applications by March 16	March 16*	May 4*	June 19*
Three (private or public)	Other applications submitted and completed by June 15	June 15*	August 3*	September 11*
Four	Other applications submitted and completed by September 9	September 9	November 1*	December 4*

*Public hearing dates are not definite until they have been noticed and advertised.

Attachment 5

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Mariposa County
Reporting Period 1-Jan-11 - 31-Dec-11

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1) units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	18	2			13	33	
No. of Units Permitted for Above Moderate	14					14	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Mariposa County
 Reporting Period 1-Jan-11 - 31-Dec-11

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2010		2011																Total Units to Date (all years)		Total Remaining RHNA by Income Level	
Income Level		RHNA Allocation by Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9											
Very Low	Deed	132																				132	
	Restricted Non-deed restricted																						
Low	Deed	180																				180	
	Restricted Non-deed restricted																						
Moderate	Deed	185																				111	
	Restricted Non-deed restricted			41	33								74										
Above Moderate																							
Total RHNA by COG.		497		41	33								74										423
Enter allocation number:																							
Total Units		► ► ► ► ►																					
Remaining Need for RHNA Period		► ► ► ► ►																					

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Sec. 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
	Name of Program	Objective	Status of Program Implementation
1.1 Annual review of permit procedures		Reduce the cost and time of processing housing development	Annual Review is in process
1.2 Unnecessary requirements for construction of housing		Reduce the cost of housing construction, reducing housing costs and making it more affordable	Annual The County has not imposed any such requirements. The County is fighting efforts for unnecessary costs recently imposed in the Uniform Building Code, such as residential sprinkler requirements.
1.3 Collaboration with National Park Service (NPS), concessionaire and lodging industry		Resolve housing issues for NPS and lodging industry employees	On-Going The County is aware of the NPS and the lodging industry need to resolve housing for their employees. The County continues to support the collaborative effort with the NPS and YARTS for transit to Yosemite Valley for employees.
2.1 County's continued support of the Mariposa County Housing and Community Actions Program (HCAP)		Seek funding and development opportunities for lower income housing	On-Going The County continues to fund and support HCAP.
2.2 County to support and promote opportunities for agencies applying for housing funds.		Provide opportunities for low to moderate income housing	On-Going The County has made information available to the public on sites for low to moderate income housing. While developers have contacted the County on sites and density bonus incentives, there have been no actions by private industry.
2.3 Density Bonus for Low Income Multi-family Units		Provide incentives to develop low income housing	On-Going The County is preparing a Resolution of Intention to modify Title 17, Zoning, to comply with the density bonus calculations and incentivized provided by State law.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
2.4 Second Units	Incentive to provide low to moderate income housing	On-Going	The County has not made any changes, and with the exception of the Wawona Town Planning Area, second units are permitted County-wide.
2.5 Permit Manufactured Homes in all single-family lots	Provide opportunities for low to moderate income housing	On-Going	The County continues to allow manufactured homes on all single-family residential lots
2.6 County's active support of homeownership programs administered by the HCAP	Provide opportunities for home ownership by low income households	On-Going	The County utilizes Community Development Block Grant (CDBG) funds for HCAP actions to provide opportunities for home ownership by low-income families.
3.1 County zoning ordinance, general plan or specific plan updates shall ensure that enough land is set aside for all types of residential development including mixed-use development provisions.	Provide housing opportunities for varied income levels	On-Going	The County has adopted an updated Wawona Town Specific Plan and is preparing an Area Plan for the Catheys Valley Community Planning Area. These plans provide adequate area for varied residential uses.
3.2 Planning Department will identify vacant land that is residentially zoned or has residential potential and is or can be served with water or sewer service.	Identify property that could be developed for low to moderate income households	On-Going	The Planning Department has prepared this information for the Mariposa, Coulterville, Wawona and Fish Camp Town Planning Areas (TPA). As community plans are prepared, this vacant land information will be provided.
3.3 Assist special districts to expand and improve water and sewer service	Provide opportunities for low income housing	On-Going	The County, through the County Water Agency, continues to provide funding for: <ul style="list-style-type: none"> • Feasibility and planning studies; • Low cost loans for improving water and wastewater capabilities; • Funding of infrastructure improvements; • Assistance in grant preparation and support; • Actions to protect water resources, • Actions to protect water allocations

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.4 County updates to its Geographical Information System (GIS) to include land suitable for residential development for land beyond the Mariposa, Fish Camp, and Wawona Town Planning Areas	Provide information to housing developers as to land available for residential development	On-Going	The County has a permanent staff member who is working on land use data and GIS mapping for the Catheys Valley and Midpines Community Planning Areas.
4.1 County shall apply for state and federal assistance for housing rehabilitation in the County	Improve housing conditions	On-Going	The County has pursued such funds without success to date. Assistance programs are being evaluated and HS staff will continue their efforts.
4.2 Update Housing Condition Survey	Improve housing conditions	2012	Staffing limitations have prevented the start of this survey.
4.3 Encourage voluntary code compliance	Improve housing conditions	On-Going	The County Building Department staff continues to provide guidance and technical assistance to property owners making their own repairs.
4.4 Continue to enforce the Housing, Electrical, Fire Prevention Codes and the Health and Safety Regulations	Maintain and improve housing conditions	On-Going	The County has continued these efforts
4.5 Collaborate with the National Park Service and its concessionaires to obtain long-term ground lease status enabling homeowner loans for remodeling, rehabilitation, or replacement for areas of housing within Old El Portal	Provide housing opportunities in El Portal and improve housing conditions as needed	On-Going	The NPS has not completed its Merced River Management Plan (due in 2012), and until this Plan is completed, the NPS cannot work on this Program.
5.1 Mariposa County HCAP shall meet with other County Departments to determine special housing needs	Identify special housing needs	On-Going	HCAP has continued this effort

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
5.2 County will encourage nonprofit, for-profit organizations, and individuals to include within their projects, housing units for special needs groups by providing assistance in accessing state and federal funds for special needs housing and supportive services.	Provide housing for special needs groups	On-Going	The County has not been approached by any organization planning for housing projects. The County has developed information on available land that would accommodate such projects.
5.3 County will encourage, support and assist nonprofit, for-profit organizations, and individuals to apply for funds from available State and federal programs to provide special need type housing.	Provide housing for special needs groups	On-Going	The County has not been approached by any organization for special needs housing projects. The County has developed information on available land that would accommodate such projects.
5.4 County will encourage the construction of housing for senior citizens near areas where a full range of governmental, commercial and medical facilities exist	Provide senior housing in relationship to needs	On-Going	The County has approved the Mariposa Town Plan which provides opportunities for senior housing within close proximity to governmental, commercial and medical services.
5.5 County shall encourage nonprofit, for-profit organizations, and individuals to provide child day care facilities in appropriate areas of the County	Increase child care opportunities	On-Going	The County allows child care facilities, for 8 or fewer children, as a permitted residential use throughout the County.
5.6 County shall collaborate with the National Park Service (NPS) and other agencies as a means of coordinating efforts to solve common housing problems.	Create housing opportunities for all income levels	On-Going	The County and the NPS are working as part of the development in TPAs and in the development of the Merced River Plan.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
6.1 County will offer home weatherization programs and support other agencies efforts in this area by providing information to the public and referrals on weatherization assistance programs.	Improved energy efficiency of housing and reduce housing costs	On-Going	Weatherization services are available at no cost to eligible applicants to improve the energy efficiency of homes. Energy saving services include measures such as attic insulation, caulking, water heater blanket, heating/cooling system repair, and other conservation measures
6.2 County shall encourage passive solar design in new residential construction to assist homeowners with reducing energy usage and costs	Reduce energy costs	On-Going	The County continues to encourage passive solar designs and assist home owners who want to include passive solar in their designs.
6.3 Greenhouse Gas Emissions	Reduce air pollution	On-Going	The County is in the process of preparing appropriate responses and processes to the greenhouse gas emissions mandated by State law. (AB 32)
7.1 County shall continue to support economic diversification to higher wage employment to increase homeownership opportunities	Increase home ownership opportunities	On-Going	The County continues to provide assistance by way of transient occupancy tax, USDA Rural Community Development, USDA Rural Housing Services (community facilities programs), CDBG, U. S. EDA for such programs.
7.2 County shall seek funding from state and federal sources to provide funding for first-time homebuyer assistance	Increase home ownership opportunities	On-Going	The Mariposa County Human Services Department has continued to seek funds for first time home buyers.
8.1 County shall continue to apply for emergency housing funds available from the Department of Housing and Community Development.	Provide emergency housing		The County has applied for and received emergency housing funds.
8.2 Revise the zoning ordinance to define and clearly outline regulations governing emergency shelters	Provide emergency shelter	On-Going	The County has prepared a Resolution of Intention to modify Title 17, Zoning, to permit emergency shelters as being permitted by right in two zones within the Mariposa TPA

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
8.3 Revise the zoning ordinance to define and clearly outline regulations for uses providing transitional and supportive housing	Ensure that transitional and supportive housing is permitted as a residential use	2012	The County has prepared a Resolution of Intention to amend Title 17, Zoning, to permit transitional and supportive housing as a residential use permitted by right. The zoning amendments will that such revisions to the zoning ordinance will not require a discretionary approval process for transitional and supportive housing.
8.4 Adopt, as necessary, amendments to the zoning ordinance to clarify definitions of residential and institutional uses related to the Single Room Occupancy housing.	Provide housing for very-low income persons	2012-2013	The County has researched and analyzed SRO needs in anticipation of a Resolution Of Intention to amend Title 17, Zoning.
8.5 The County will adopt a written reasonable accommodation ordinance to provide minor exceptions to zoning and land use for housing for persons with disabilities that will allow for expedited processing and approval of such housing.	Reduce housing costs for housing for disabled individuals	2012-2013	The County has adopted a comprehensive set of standards covering almost all important areas of accessibility for persons with physical and sensory disabilities as found in Title 24 of the California Building Standards Code. The County has made reasonable accommodation as part of the flexibility available to the Chief Building Inspector in Mariposa County. Planning and Building staff are considering adoption of a reasonable accommodation ordinance so that current policy will be reflected in code.
8.6 Adopt amendments to the zoning ordinance to allow 24-hour community care facilities for seven or more persons with disabilities.	Provide greater housing opportunities for persons with disabilities.	2011	The County has adopted amendments to amend Title 17, Zoning, to permit large community care facilities, for seven or more persons, in the Multi-Family zone of the Mariposa Town Planning Area.
8.7 Housing discrimination and fair housing laws	Prevent discrimination in the housing market	On-Going	The County continues to maintain and promulgate information on fair housing laws in public offices, including the Building Department, the Planning Department, the Human Services Department and the County library.